136.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,413,300 / 1,413,300
					USE VALUE:	1,413,300 / 1,413,300
					ASSESSED:	1,413,300 / 1,413,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		KENSINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROWE WILLAIM H III &JUNE E/TRS
Owner 2:	ROWE FAMILY REALTY TRUST
Owner 3:	
Street 1:	1 KENSINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROWE JUNE E -
Owner 2:	-
Street 1:	1 KENSINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,197 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Wood Shingle Exterior and 3274 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10197.000	747,900	12,100	653,300	1,413,300
Total Card	0.234	747,900	12,100	653,300	1,413,300
Total Parcel	0.234	747,900	12,100	653,300	1,413,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.67 | /Parcel: 431.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 87426
GIS Ref:
GIS Ref:
Insp Date: 08/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	747,900	12100	10,197.	653,300	1,413,300	1,413,300	Year End Roll	12/18/2019
2019	101	FV	548,200	12300	10,197.	689,600	1,250,100	1,250,100	Year End Roll	1/3/2019
2018	101	FV	548,200	12300	10,197.	508,100	1,068,600	1,068,600	Year End Roll	12/20/2017
2017	101	FV	548,200	12300	10,197.	486,400	1,046,900	1,046,900	Year End Roll	1/3/2017
2016	101	FV	548,200	12300	10,197.	450,100	1,010,600	1,010,600	Year End	1/4/2016
2015	101	FV	516,600	12500	10,197.	377,500	906,600	906,600	Year End Roll	12/11/2014
2014	101	FV	516,600	12500	10,197.	368,800	897,900	897,900	Year End Roll	12/16/2013
2013	101	FV	516,600	12500	10,197.	351,300	880,400	880,400		12/13/2012

!10563!

PRINT

Date	Time
12/11/20	00:51:23

LAST REV

Date	Time
10/30/17	07:51:56
ekelly	

USER DEFINED

Prior Id # 1:	87426
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10563

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROWE JUNE E,	66650-239		1/8/2016	Convenience	99	No	No		
ROWE WILLIAM H	21555-1		11/22/1991	Convenience		No	No		
	12380-543		2/16/1973		39,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2003	874	Shed	2,000	C				
6/3/2002	539	Addition	60,000	C		G4	GR FY04	BUILD 20X26 ADDITI
5/24/2002	453	Det. Gar	20,000	C		G4	GR FY04	BUILD NEW GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	MEAS INT REF	HS	Hanne S
11/24/2008	Meas/Inspect	336	PATRIOT
7/14/2005	Permit Visit	BR	B Rossignol
7/13/2005	Fieldrev-Chg	BR	B Rossignol
1/22/2000	Inspected	263	PATRIOT
11/5/1999	Measured	266	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10197		Sq. Ft.	Site		0	90.	0.71	10									653,323						653,300	

Total AC/HA: 0.23409 | Total SF/SM: 10197 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 653,323 | Spl Credit | Total: 653,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.97070861
Const Adj.:	1.00789928
Adj $ / SQ:	127.189
Other Features:	90150
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	838499
Depreciation:	90558
Depreciated Total:	747941

COMMENTS

OF=5 FIXTURES IN FBTH..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

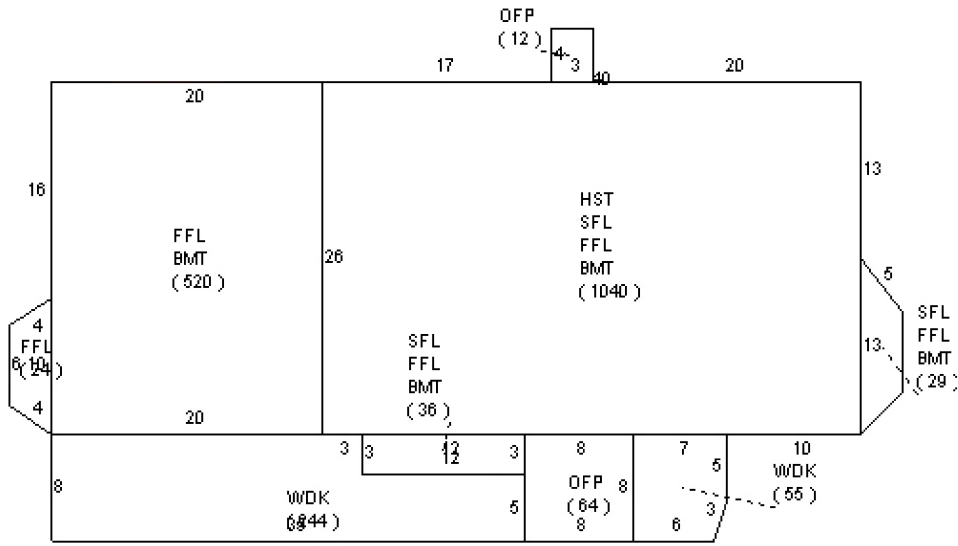
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	185.70
Special Features:	0	Val/Su Net:	141.81
Final Total:	747900	Val/Su SzAd	228.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,649	127.190	209,735
BMT	Basement	1,625	38.160	62,005
SFL	Second Floor	1,105	127.190	140,544
HST	Half Story	520	127.190	66,138
WDK	Deck	299	9.420	2,816
OFP	Open Porch	76	38.510	2,927

Net Sketched Area:	5,274			Total:	484,165
Size Ad	3274	Gross Are	5794	FinArea	3274

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 136.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	A	Y	1	20X23	G	VG	2002	25.54	T	6.8	101			11,000			11,000
2	Frame Shed	D	Y	1	12X8	G	GD	2003	0.00	T	9.6	101						
19	Patio	D	Y	1	20X20	A	AV	2006	3.19	T	10.4	101			1,100			1,100

More:	N	Total Yard Items:	12,100	Total Special Featues:	Total: 12,100